

BILL NO. R-92-03-06

DECLARATORY RESOLUTION NO. R-13-92

A DECLARATORY RESOLUTION designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as 7114 Innovation Boulevard, Fort Wayne, Indiana 46818 (Neff Engineering).

WHEREAS, Petitioner has duly filed its petition dated February 20, 1992, to have the following described property designated and declared an "Economic Revitalization Area" under Division 6, Article II, Chapter 2 of the Municipal Code of the City of Fort Wayne, Indiana, of 1974, as amended, and I.C. 6-1.1-12.1, to wit:

Lot Number 16 Summit Industrial Park,  
Washington Township, Allen County, Indiana.

said property more commonly known as 7114 Innovation Boulevard, Fort Wayne, Indiana 46818.

WHEREAS, said project will create 5 additional permanent jobs for a total additional annual payroll of \$165,000.00, with the average new annual job salary being \$33,000.00; and

WHEREAS, the total estimated project cost is \$625,000.00; and

WHEREAS, it appears the said petition should be processed to final determination in accordance with the provisions of said Division 6.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA:

SECTION 1. That, subject to the requirements of Section 6, below, the property hereinabove described is hereby designated and declared an "Economic Revitalization Area" under I.C. 6-1.1-12.1. Said designation shall begin upon the effective date of the Confirming Resolution referred to in Section 6 of this Resolution and shall continue for one (1) year thereafter. Said designation shall terminate at the end of that one-year period.



1           SECTION 2. That upon adoption of the Resolution:

- 2           (a) Said Resolution shall be filed with the Allen County  
3           Assessor;
- 4           (b) Said Resolution shall be referred to the Committee on  
5           Finance and shall also be referred to the Department of  
6           Economic Development requesting a recommendation from  
7           said department concerning the advisability of  
8           designating the above designated area an "Economic  
9           Revitalization Area";
- 10          (c) Common Council shall publish notice in accordance with  
11          I.C. 6-1.1-12.1-2.5 and I.C. 5-3-1 of the adoption and  
12          substance of this Resolution and setting this  
13          designation as an "Economic Revitalization Area" for  
14          public hearing;
- 15          (d) If this Resolution involves an area that has already  
16          been designated an allocation area under I.C. 36-7-14-  
17          39, then the Resolution shall be referred to the Fort  
18          Wayne Redevelopment Commission and said designation as  
19          an "Economic Revitalization Area" shall not be finally  
20          approved unless said Commission adopts a resolution  
21          approving the petition.

22           SECTION 3. Designation of the hereinabove described property  
23           as an "Economic Revitalization Area" shall apply to a deduction of  
24           the assessed value of real estate.

25           SECTION 4. The estimate of the number of individuals that  
26           will be employed or whose employment will be retained and the  
27           estimate of the annual salaries of those individuals and the  
28           estimate of the value of redevelopment or rehabilitation all  
29           contained in Petitioner's Statement of Benefits, are reasonable  
30           and are benefits that can be reasonably expected to result from  
31           the proposed described redevelopment or rehabilitation.  
32

FOUR STAR BOND  
SOUTH WORTH CO. ILL.



SECTION 5. The current year approximate tax rates for taxing units within the City would be:

(a) If the proposed development does not occur, the approximate current year tax rates for this site would be \$7.7728/\$100.

(b) If the proposed development does occur and no deduction is granted, the approximate current year tax rate for the site would be \$7.7728/\$100 (the change would be negligible).

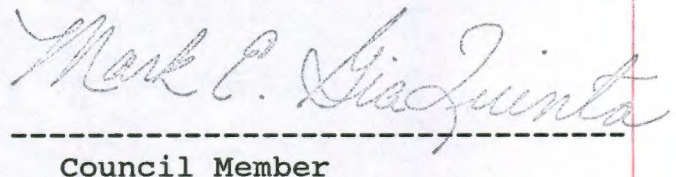
(c) If the proposed development occurs, and a deduction percentage of fifty percent (50%) is assumed, the approximate current year tax rate for the site would be \$7.7728/\$100 (the change would be negligible).

SECTION 6. This Resolution shall be subject to being confirmed, modified and confirmed or rescinded after public hearing and receipt by Common Council of the above described recommendations and resolution, if applicable.

SECTION 7. Pursuant to I.C. 6-1.1-12.1, it is hereby determined that the deduction from the assessed value of the real property shall be for a period of 10 years.

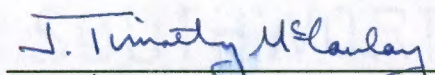
SECTION 8. The benefits described in the Petitioner's statement of benefits can be reasonably expected to result from the project and are sufficient to justify the applicable deductions.

SECTION 9. This Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.

  
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Council Member

APPROVED AS TO FORM AND  
LEGALITY

  
J. Timothy McCaulay, City Attorney

Read the first time in full and on motion by \_\_\_\_\_,  
seconded by \_\_\_\_\_, and duly adopted, read the second time by  
title and referred to the Committee on \_\_\_\_\_ (and the  
City Plan Commission for recommendation) and Public Hearing to be held after  
due legal notice, at the Common Council Conference Room 128, City-County  
Building, Fort Wayne, Indiana, on \_\_\_\_\_, the \_\_\_\_\_, day  
of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., E.S.T.

DATED: \_\_\_\_\_

SANDRA E. KENNEDY, CITY CLERK

Read the ~~third~~ time in full and on motion by \_\_\_\_\_,  
seconded by \_\_\_\_\_, and duly adopted, placed on its passage.  
PASSED ~~last~~ by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT
TOTAL VOTES	8	1		
BRADBURY		✓		
EDMONDS	✓			
GiaQUINTA	✓			
HENRY	✓			
LONG	✓			
LUNSEY	✓			
RAVINE	✓			
SCHMIDT	✓			
TALARICO	✓			

DATED: 3-10-92.

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne,  
Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL)

(SPECIAL) (ZONING) ORDINANCE RESOLUTION NO. 09-13-92

on the 10th day of March, 1992

ATTEST:

(SEAL)

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Thomas P. Henry  
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on  
the 11th day of March, 1992,  
at the hour of 11:30 o'clock P.M., E.S.T.

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 11th day of March,  
1992, at the hour of 2:30 o'clock P.M., E.S.T.

PAUL HELMKE, MAYOR

**FOR USE OF DESIGNATING BODY**  
**IMPACT ON THE CURRENT YEAR TAX RATE FOR THE TAXING DISTRICT INDICATED ABOVE**

**Tax Rates Determined Using The Following Assumptions**

**Total Tax Rates**

Current total tax rate.

\$

Approximate tax rate if project occurs and no deduction is granted.

\$

Approximate tax rate if project occurs and a deduction is assumed.

\$

Assume an 80% deduction on new machinery installed and / or a 50% deduction assumed on real estate improvements.

We have reviewed our prior actions relating to the designation of this economic revitalization area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1.1-12.1-2.5, provides for the following limitations as authorized under IC 6-1.1-12.1-2:

- A) The designated area has been limited to a period of time not to exceed \_\_\_\_\_ calendar years. \*(See Below)
- B) The type of deduction that is allowed in the designated area is limited to:
- 1) Redevelopment or rehabilitation of real estate improvements. ☐ Yes ☐ No
  - 2) Installation of new manufacturing equipment ☐ Yes ☐ No
  - 3) No limitations on type of deduction (check if no limitations) ☐ No
- C) The amount of deduction applicable for new manufacturing equipment installed and first claimed eligible for deduction after July 1, 1987, is limited to \$ \_\_\_\_\_ cost with an \$ \_\_\_\_\_ assessed value.

Also we have reviewed the information contained in the statement of benefits including the impact on the tax rate incorporated herein, and have determined that the benefits described above can be reasonably expected to result from the project and are sufficient to justify the applicable deduction.

Approved Signature of Authorized Member and Title

Date of Signature

Tested By

Designated Body

\* If a commission council town board or county council limits the time period during which an area is an economic revitalization area, it does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years designated under I.C. 6-1.1-12.1-4 or 4.5 Namely:

NEW MANUFACTURING EQUIPMENT		REDEVELOPMENT OR REHABILITATION OF REAL PROPERTY IMPROVEMENT			
		For Deductions Allowed Over A Period Of			
Year of Deduction	Percentage	Year of Deduction	Three (3) Year Percentage	Six (6) Year Percentage	Ten (10) Year Percentage
1st	100%	1st	100%	100%	100%
2nd	95%	2nd	66%	85%	95%
3rd	80%	3rd	33%	66%	80%
4th	65%	4th		50%	65%
5th	50%	5th		34%	50%
6th and thereafter	0%	6th		17%	40%
		7th			30%
		8th			20%
		9th			10%
		10th			5%





## MEMORANDUM

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TO: City Council Members

FROM: Karen A. Lee, Business Development Specialist *K. A. Lee*

DATE: March 2, 1992

RE: Tax Abatement application by Neff Engineering

### Background:

Neff Engineering is a warehousing and distribution company of industrial hydraulic, electronic, lubrication and pneumatic equipment.

### Reviewing Alternatives:

Approval of Neff Engineering's tax abatement will allow for the creation of five new jobs.

### Recommendation:

The staff's recommendation is that the tax abatement be approved for Neff Engineering for ten (10) years on real property.

jkb

SUMMARY SHEET & ECONOMIC DEVELOPMENT RECOMMENDATION  
FOR  
"ECONOMIC REVITALIZATION AREA"  
IN  
CITY OF FORT WAYNE, INDIANA

Name of Applicant: Neff Engineering

Site Location: 7114 Innovation Drive

Fort Wayne, Indiana 46818

Councilmanic District: 3rd Existing Zoning: M-2

Nature of Business: Warehousing and distribution of industrial hydraulic, electronic, lubric-  
ation and pneumatic equipment.

Project is located in the following:

	<u>Yes</u>	<u>No</u>
Designated Downtown Area	<u>          </u>	<u>  X  </u>
Urban Enterprise Zone	<u>          </u>	<u>  X  </u>
Redevelopment Area	<u>  X  </u>	<u>          </u>
Platted Industrial Park	<u>  X  </u>	<u>          </u>
Flood Plain	<u>          </u>	<u>  X  </u>

Description of Project:

Build a 17,000+ square foot concrete block and brick building.

Type of Tax Abatement: Real Property   X   Manufacturing Equipment           

Estimated Project Cost: \$ 625,000.00 Permanent Jobs Created:   5  

\*\*\*\*\*

STAFF RECOMMENDATION

As stated per the established policy of the Department of Economic Development, the following recommendations are hereby made:

1. Designation as an "Economic Revitalization Area" should be granted. Yes   X   No
2. Designation should be limited to a term of   1   year(s).
3. The period of deduction should be limited to   10   year(s).

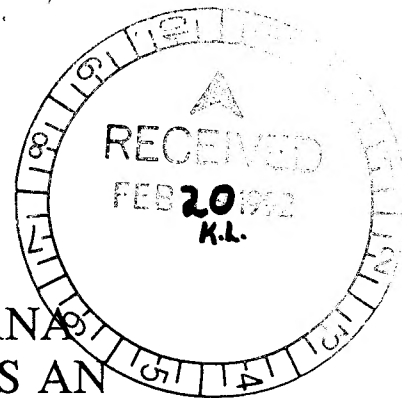
COMMENTS:

Staff Karen A. Lee

Date March 3, 1992

Director W. Le Gruber

Date March 3, 1992



AN APPLICATION TO  
THE CITY OF FORT WAYNE, INDIANA  
FOR DESIGNATION OF PROPERTY AS AN  
"ECONOMIC REVITALIZATION AREA"  
AND STATEMENT OF BENEFITS

APPLICATION FOR THE FOLLOWING TYPE OF DESIGNATION:

  X   Real Estate Improvements  
       Personal Property (New Manufacturing Equipment)  
       Both Real Estate Improvement & Personal Property

\*\*\*\*\*

A. GENERAL INFORMATION

Applicant's Name: John W. Neff / Neff Eng.

Address of Applicant's Principal Place of Business:

c/o 2530 Independence Dr.  
P.O. Box 8604  
Fort Wayne, IN 46808

Phone Number of Applicant: (219) 484-6670

Street Address of Property Proposed to be Designated:

7114 Innovation Blvd.  
Fort Wayne, Indiana 46818

Real Estate Key Number for the Property: 80-4672-5016

\*\*\*\*\*

Staff to Complete:

SIC Code of Principal User of Property: \_\_\_\_\_



B. PROJECT SUMMARY INFORMATION

YES NO

Is the project site solely within the city limits of the City of Fort Wayne?

X       

Is the project site within the regulatory floodplain?

       X

Is the project site within the rivergreenway area?

       X

Is the project site within a Redevelopment area?

X       

Is the project site within a platted industrial park?

X       

Is the project site within the designated downtown area?

       X

Will this project require public improvements?

       X

       Sewer Lines  
       Water Lines  
       Road Improvements  
       Other

Does your company plan to request state or local assistance to finance these public improvements?

       X

Will the proposed project have any adverse environmental impact?

       X

C. ZONING INFORMATION

What is the existing zoning classification on the project site? M-2 (General Industrial)

What zoning classification does the project require? M-1

What is the nature of the business to be conducted at the project site?

Warehousing and distribution of industrial hydraulic,  
electronic, lubrication and pneumatic equipment

D. REAL ESTATE ABATEMENT

Complete this section of the application only if requesting a deduction from assessed value for real estate improvements.

What structure(s) (if any) is currently on the property?

No improvements located on the real estate.

What is the condition of the structure(s) listed above?\_\_\_\_\_

Current assessed value of real estate:

Land	<u>None. Land owned by the City of Fort Wayne.</u>
Improvements	<u>n/a</u>
Total	<u>0</u>

What was the amount of total property taxes owed during the immediate past year? \$ n/a for year 19 .

Give a brief description of the proposed improvements to be made to the real estate.

A 17,000+ sq ft concrete block and brick building to comply with all declaration of restrictions and covenants and architectural guidelines.

What is the total cost of the project?	land	\$117,500
	ldg	625,000
	total	\$742,500

What is the anticipated first year tax savings attributable to this designation?	\$ <u>16,193.33</u>
----------------------------------------------------------------------------------	---------------------

Explain how your company plans to use these tax savings.

The company plans to invest in additional sales and service personnel.

E. PERSONAL PROPERTY ABATEMENT (N/A)

Complete this section of the application only if requesting a deduction from assessed value for installation of new manufacturing equipment.

Current assessed value of personal property:\_\_\_\_\_

What was the amount of personal property taxes owed during the immediate past year? \$ \_\_\_\_\_ for year 19 .



Give a brief description of new manufacturing equipment to be installed at the project site.

Cost of new manufacturing equipment: \$ \_\_\_\_\_

Development Time Frame: \_\_\_\_\_

When will installation begin of new manufacturing equipment? \_\_\_\_\_

When is installation expected to be completed? \_\_\_\_\_

Explain how your company plans to use these tax savings.

What is the anticipated first year tax savings attributable to the new manufacturing equipment? \$ \_\_\_\_\_

F. PUBLIC BENEFIT INFORMATION

How many permanent employees currently are employed by the applicant in Allen County? 24

How many permanent jobs will be created as a result of this project? 5

Anticipated time frame for reaching employment level stated above 5 years

Current annual payroll: In the range of \$ 800,000 to \$1,200,000

New additional payroll: \$ 165,000

What is the nature of the jobs to be created? The jobs may be broken down into 3 classifications as follows:  
(1) Hydraulic technicians; (2) Sales Engineers; (3) Inside sales and service personnel

Please provide the annual salary range for the jobs being created:

Job Classifications	Minimum	(1)	Maximum	(1)	Average	(1)
Hydraulic Tec:	(1)	18,000	(1)	28,000	(1)	25,000
Sales Engineers:	(2)	38,000	(2)	85,000	(2)	60,000
Inside sales & Svc:	(3)	12,000	(3)	18,000	(3)	14,000

Average annual salary for the 3 job classifications is \$33,000

Please check if these newly-created jobs provide any of the listed benefits:

<u>  x  </u>	Pension Plan
<u>  x  </u>	Tuition Reimbursement
<u>  x  </u>	Major Medical Plan
<u>     </u>	Life Insurance
<u>     </u>	Disability Insurance

List any benefits not mentioned above:

  N/a  

Will your company be registering the new jobs created from this project with any of the employment and training agencies listed below?

<u>     </u>	JobWorks
<u>     </u>	Benito Juarez Center
<u>     </u>	Township of Wayne
<u>     </u>	Catholic Charities Ft Wayne-South Bend Diocese
<u>     </u>	Community Action of Northeast Indiana, Inc.
<u>     </u>	State of Indiana, Department of Public Welfare
<u>     </u>	Fort Wayne Rescue Mission
<u>     </u>	Lutheran Social Services, Inc.
<u>     </u>	Fort Wayne Urban League, Inc.
<u>     </u>	Fort Wayne Women's Bureau
<u>  x  </u>	State of Indiana, Employment Security Division
<u>     </u>	State of Indiana, Vocational Rehabilitation Services
<u>     </u>	Anthony Wayne Services
<u>  x  </u>	Indiana Department of Commerce
<u>  x  </u>	Indiana Institute of Technology
<u>  x  </u>	Indiana Purdue University at Fort Wayne
<u>  x  </u>	Ivy Tech



Undesirability of Normal Development:

What evidence can be provided that the property on which the project is located "has become undesirable for, or impossible of, normal development and occupancy because of age, lack of development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development or property or use of property" or is an area "where a facility or a group of facilities that are technologically, economically, or energy obsolete are located and where the obsolescence may lead to a decline in employment and tax revenues"?

The land is currently unimproved and has been unimproved since the time of the creation of Summit Industrial Park. This situation is less than optimum for the surrounding area. The applicant's proposed new structure will help create an environment in Summit Industrial Park which will lead to further desirable improvements by upgrading all existing improvements.

In what Township is the project site located? Washington Township

In what Taxing District is the project site located? Washington Township

G. CONTACT PERSON

Name and address of contact person for further information if required:

Vincent J. Backs, 1100 Fort Wayne National Bank, Fort Wayne, Indiana 46802

Phone number of contact person: (219) 426-9706

I hereby certify that the information and representation on this application and attached exhibits are true and complete. Further, it is hereby certified that no building permit has been issued for construction of improvements, nor has any manufacturing equipment been purchased, either of which is included and/or described herein, as of the date of filing of this application.

X Harry M. Neff  
Signature of Applicant Harry M. Neff,  
Attorney-in-Fact for John W. Neff,  
Owner

2/19/92  
Date

### EXHIBITS

The following exhibits must be attached to the application for it to be considered complete.

1. Legal description of property. (See attached Exhibit "A")
2. Check for application fee (see table below) to be made payable to the City of Fort Wayne.

<u>Project Cost</u>	<u>Fee</u>
\$0 to 250,000	\$ 500
\$250,001 to 1,000,000	\$ 750
\$1,000,001 and over	\$1,000

3. Owner's Certificate (if applicant is not the owner of property to be designated).



EXHIBIT "A"

Lot Number 16 Summit Industrial Park, Washington Township,  
Allen County, Indiana



# STATEMENT OF BENEFITS

State Form 27187 (7-87)

Form SB-1 is prescribed by the State Board of Tax Commissioners (1987)

Confidential Statement: The records in this series are CONFIDENTIAL according to Indiana Code 6-1.1-35-9.

INSTRUCTIONS: (I.C. 6-1.1-12.1) THIS PAGE TO BE COMPLETED BY APPLICANT

1. This statement must be submitted to the body designating the economic revitalization area BEFORE a person acquires new manufacturing equipment or begins the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction. Effective July 1, 1987.
2. If a person is requesting the designation of an economic revitalization area, this form must be submitted at the same time the request is submitted.
3. Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained before a deduction may be approved.
4. To obtain a deduction Form 322 ERA, Real Estate Improvements and / or Form 322 ERA / PP, New Machinery, must be filed with the county auditor. With respect to real property, Form 322 ERA must be filed by the later of (1) May 10 or (2) thirty(30) days after a notice of increase in real property assessment is received from the township assessor. Form 322 ERA / PP must be filed between March 1 and May 15 of the assessment year in which new manufacturing equipment is installed, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between March 1 and June 14 of that year.

Name of Designating Body Common Council of City of Fort Wayne	County Allen
Name of Taxpayer John W. Neff	
Address of Taxpayer (Street, city, county) 2530 Independence Dr., P.O. Box 8604, Fort Wayne, Allen County	ZIP Code 46808

## SECTION I: LOCATION, COST AND DESCRIPTION OF PROPOSED PROJECT

Location of property if different from above 7114 Innovation Blvd, Fort Wayne, Indiana	Taxing District Washington Twop
-------------------------------------------------------------------------------------------	------------------------------------

Cost and description of real property improvements and / or new manufacturing equipment to be acquired:  
A 17,000+ sq ft concrete block and brick building to comply with all declaration of restrictions and covenants and architectural guidelines having a projected cost of approximately \$625,000 under estimated start date of 4-15-92 and estimated completion date of 10-15-92.

(Attach additional sheets if needed)	Estimated Starting Date 4-15-92	Estimated Completion Date 10-15-92
--------------------------------------	------------------------------------	---------------------------------------

## SECTION II: ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT

Current Number	Salaries range	Number Retained	Salaries range	Number Additional	Salaries
24	\$800,000	24	\$800,000	5	\$165,000
	\$1,200,000		\$1,200,000		

## SECTION III: ESTIMATE TOTAL COST AND VALUE OF PROPOSED PROJECT

	REAL ESTATE IMPROVEMENTS		MACHINERY	
	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Current Values (purchase price)	117,500	39,166.66*	n/a	n/a
Plus estimated values of proposed project	625,000	208,333.00	n/a	n/a
Less: Values of any property being replaced	n/a	n/a	n/a	n/a
Net estimated values upon completion of project	625,000	208,333.00	n/a	n/a

## SECTION IV: OTHER INFORMATION REQUIRED BY THE DESIGNATING BODY

\*Property is presently owned by City of Fort Wayne, Dept of Redevelopment and no value has actually been assessed.

I hereby certify that the representations on this statement are true.	Signature of Authorized Representative <i>Larry M. Neff</i>
Title Attorney-in-Fact for John W. Neff	Date of Signature 4/15/92
	Telephone Number 1-219-755-6670



BILL NO. R-92-03-05

REPORT OF THE COMMITTEE ON FINANCE



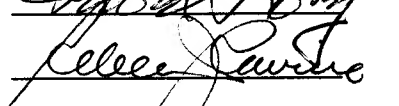
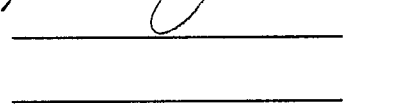
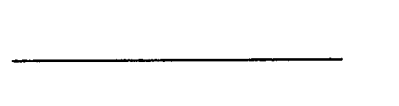
MARK E. GIAQUINTA, CHAIRMAN  
CLETUS R. EDMONDS, VICE CHAIRMAN  
LUNSEY, LONG, RAVINE

WE, YOUR COMMITTEE ON FINANCE TO WHOM

WAS REFERRED AN (~~ORDINANCE~~) (RESOLUTION) designating an

"Economic Revitalization Area" under I.C. 6-1.1-12.1 for  
property commonly known as 7114 Innovation Boulevard, Fort  
Wayne, Indiana 46818 (Neff Engineering)

HAVE HAD SAID (~~ORDINANCE~~) (RESOLUTION) UNDER CONSIDERATION  
AND BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID  
(~~ORDINANCE~~) (RESOLUTION) \_\_\_\_\_

<u>DO PASS</u>	<u>DO NOT PASS</u>	<u>ABSTAIN</u>	<u>NO REC</u>
			
			
			
			
			

DATED: 3-10-92.

Sandra E. Kennedy  
City Clerk

DIGEST SHEET

TITLE OF ORDINANCE Declaratory Resolution

DEPARTMENT REQUESTING ORDINANCE Department of Economic Development

SYNOPSIS OF ORDINANCE Neff Engineering is requesting a tax abatement in order to build a

17,000± square foot concrete block and brick building. The project is in a Redevelopment Area and must

be approved by the Fort Wayne Redevelopment Commission prior to City Council approval.

9-92-03-06

EFFECT OF PASSAGE Will allow for the creation of 5 new jobs.

EFFECT OF NON-PASSAGE Opposite of above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \_\_\_\_\_

ASSIGNED TO COMMITTEE (PRESIDENT) Mark GiaQuinta